

**9245 112A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2275272**



**\$309,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	855 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Located on a quiet cul-de-sac, this property sits on a pie-shaped lot with a west-facing backyard backing directly onto a park, offering privacy and open views rarely found. The standout feature is the separate heated 28 x 26 garage with ample room for parking, storage, or a workshop, making it ideal for tradespeople, hobbyists, or anyone needing serious garage space. The home offers three bedrooms and two bathrooms, along with a back deck, and presents an opportunity for buyers looking to renovate, add value, or secure an exceptional location with a hard-to-find garage setup.